

MINUTES OF MEETING
RIDGE AT APOPKA
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Ridge at Apopka Community Development District was held on Tuesday, December 17, 2024 at 11:00 a.m. at the Offices of GMS – CF, LLC at 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Ernesto Mitsumasu <i>by phone</i>	Chairman
Craig Perry	Vice Chairman
Dean Perry	Assistant Secretary
Andrew Hall	Assistant Secretary
Kevin Walsh	Assistant Secretary

Also present were:

George Flint	District Manager
Jere Earlywine <i>by phone</i>	District Counsel
John Prowell	District Engineer
Jarett Wright	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Four Board members were in attendance constituting a quorum. Mr. Mitsumasu joined by phone.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint stated there were no members of the public present.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members

Mr. Flint administered the oath of office to Mr. Hall. Mr. Mitsumasu will be sworn in at a later time.

B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowner's Election

Mr. Flint stated the Board sits as the canvassing Board for purposes of certifying the election results. Mr. Mitsumasu received 110 votes, Mr. Dean Perry received 110 votes and Mr. Hall received 109 votes. Mr. Mitsumasu and Mr. Dean Perry will serve four-year terms and Mr. Hall will serve a two-year term.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, Resolution 2025-01 Canvassing and Certifying the results of the Landowner's Election, was approved.

C. Election of Officers

Mr. Flint stated statutes require each time there is an election, the Board is required to elect officers.

D. Consideration of Resolution 2025-02 Electing Officers

Mr. Flint stated Mr. Mitsumasu is Chair, Craig Perry is Vice Chair, and the other three Board members are Assistant Secretaries, George Flint is Secretary, Richard Hans is Assistant Secretary, Jill Burns is Treasurer, Katie Costa, Darrin Mossing, Sr., and Patty Powers are Assistant Treasurers.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, Resolution 2025-02 Electing Officers – Keeping the Current Officers, was approved.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the August 27, 2024
Board of Supervisors Meeting and Acceptance
of Minutes of the November 5, 2024
Landowners' Meeting**

Mr. Flint presented the minutes from the August 27, 2024 Board of Supervisors meeting and asked for acceptance of the minutes from the November 5, 2024 landowners meeting. He asked for any comments or corrections.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Minutes of the August 27, 2024 Board of Supervisors Meeting were approved as presented, and the Minutes from the November 5, 2024 Landowners' Meeting, were accepted.

FIFTH ORDER OF BUSINESS

**Ratification of Agreement with Grau &
Associates to Provide Auditing Services for
the Fiscal Year 2024**

Mr. Flint stated he executed the agreement with Grau & Associates for auditing services for FY24 and asked for ratification.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2024, was ratified.

SIXTH ORDER OF BUSINESS

Ratification of Non-Ad Valorem Assessment Administration Agreement with Orange County Property Appraiser

Mr. Flint stated this is to collect the assessments on the tax bill.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Non-Ad Valorem Assessment Administration Agreement with Orange County Property Appraiser, was ratified.

SEVENTH ORDER OF BUSINESS

Consideration of Amendment to Agreement for Aquatic Management Services

Mr. Wright presented a color-coded map (pg. 64 of agenda) of how the aquatic management services will go in the future. The orange areas are ready for maintenance. To add these areas to the contract it would be an extra \$325 per month bringing the total for the year for just the orange ponds to \$12,300. The two purple ponds are expected to be on this fiscal year coming up and will be \$250 per month. The three orange ponds on the left are currently dry. He recommended approving the total cost but he will go back to the vendor to add the three dry ponds as an a la carte option so when they have water, the vendor would come out. If not, they would go with the discing plan going forward just for the three ponds by the apartment. Mr. Flint noted once the ponds are ready and have been turned over, they have pricing so we will bring this back and have the amendment ratified.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Earlywine had nothing to report.

B. Engineer

Mr. Prowell had nothing to report.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint presented the check register from September 1st through November 30th totaling \$45,452.42. He offered to take any questions on the check register.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the Check Register totaling \$45,452.42, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through the end of November. No action is required. Mr. Craig Perry had some questions regarding the financial statements. Mr. Flint will get a call set up with Patti Powers and Mr. Craig Perry to go through those.

D. Field Manager

Mr. Wright presented the Field Manager's Report on page 60 of the agenda package. A Board member asked about the invoice on a light fixture damaged by work done by McCraney. A sidewalk was damaged as well. Mr. Dean suggested they connect with McCraney to get them to solve all of these problems. Mr. Flint noted District Counsel may need to send McCraney a letter.

NINTH ORDER OF BUSINESS

Other Business

Mr. Flint asked for any other business to discuss. Hearing no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Flint stated asked for a motion to adjourn.

On MOTION by Mr. Craig Perry, seconded by Mr. Dean Perry, with all in favor, the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman